

Graystone Crossing

2435 W Highway 160
Tega Cay, SC 29708

Colliers

963-3,408 SF Available

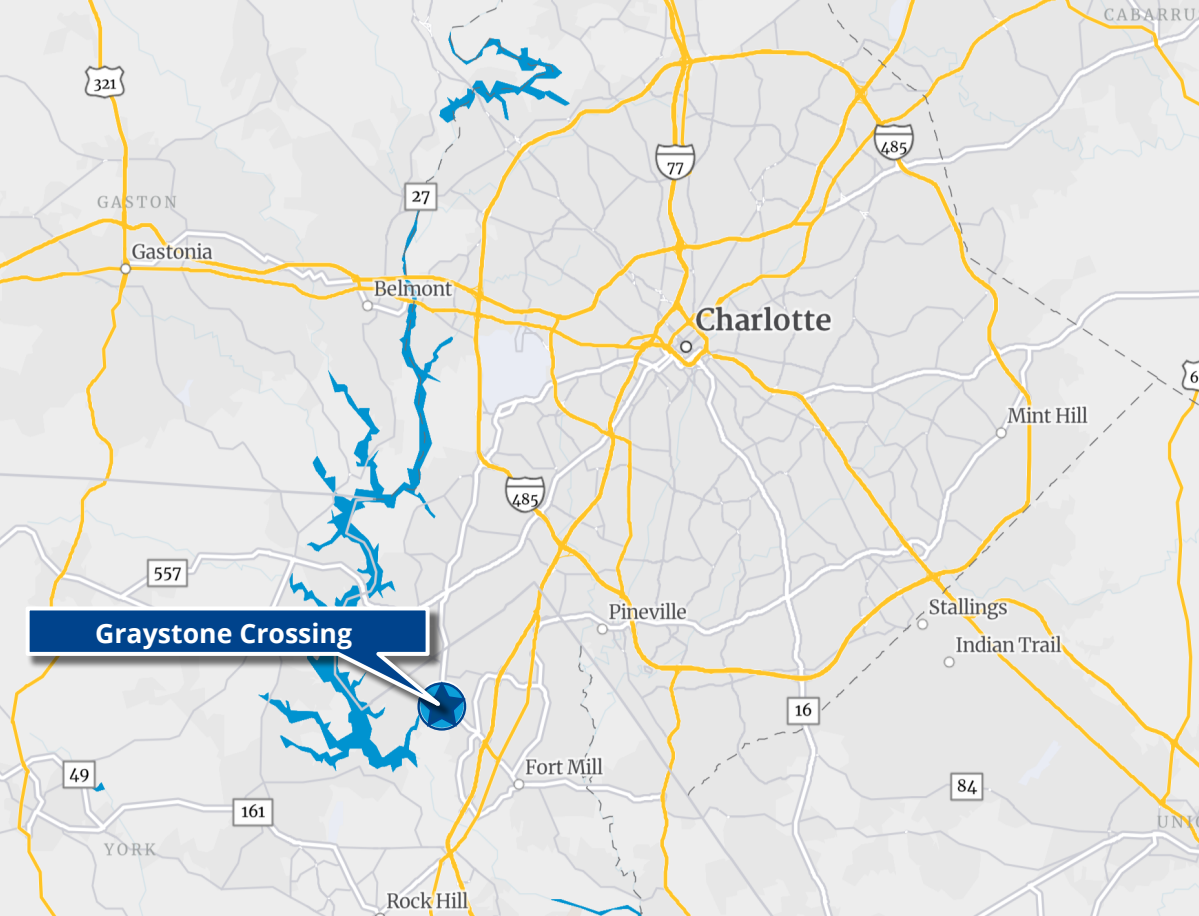


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Graystone Crossing

2435 W Highway 160

TEGA CAY RETAIL FOR LEASE

- Graystone Crossing is a modern neighborhood retail and professional center located along SC-160 in the heart of Tega Cay, one of the Charlotte region's fastest-growing and most affluent submarkets
- Prime SC HWY 160 frontage in Tega Cay
- Dense surrounding residential communities
- Easy access to I-77
- Minutes to Fort Mill, Baxter Village & Lake Wylie
- Ample shared parking with the established shopping center

Demographics

	1 Mile	3 Mile	5 Mile
Population	10,931	54,815	128,149
Total Households	4,267	20,423	49,609
Average Household Income	\$154,073	\$166,345	\$146,945
Daytime Population	10,644	49,423	117,245

Available Space (APPROX)

Suite 101/102	3,408 SF
Suite 105	963 SF

Lease Rate

Suite 101/102 - \$35/SF NNN

Suite 105 - \$38/SF NNN

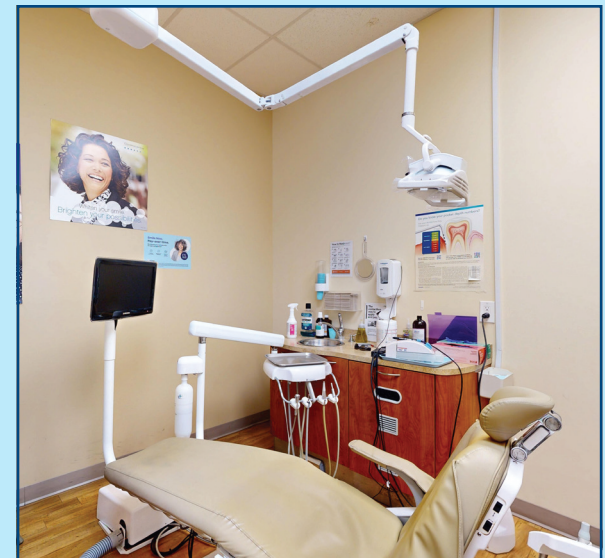


Suite 101/102

Square Footage	3,408 SF
Rent	\$35/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$14.17/SF

Suite Highlights:

- ▶ 3,408 SF combined suite
- ▶ Second-Generation Dental/Medical Space
- ▶ Large Reception Area
- ▶ Multiple Private Offices & Exam Rooms

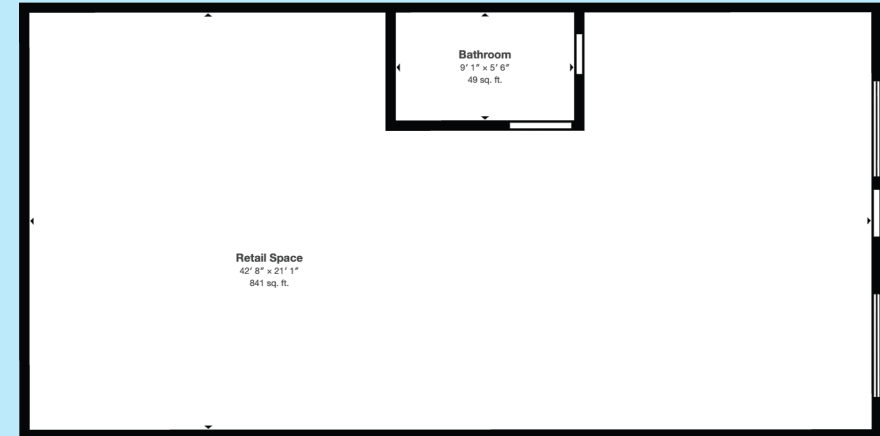


Suite 105

Square Footage	963 SF
Rent	\$38/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$14.17/SF

Suite Highlights:

- ▶ 963 SF suite
- ▶ Delivered as a warm shell
- ▶ Ample shared parking within established shopping center



Location Access



Location





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